

Chapter 17.27: Historic District (HD) Combining Zoning District

§17.27.010. The Historic District Combining District, Purpose

The Historic District (HD) combining district is intended to identify those properties in the City which are included within the defined boundaries of the Center Street National Historic District. District boundaries are shown in Figure 17.27.020.

§17.27.020. Modifications of Historic District Boundaries

A. Procedure

The Historic Preservation Committee may initiate a survey to include outlying areas of the district in order to determine the appropriateness of modifying the district boundaries. The results of the survey for the outlying area(s) as well as the proposed boundaries shall be submitted to the State Historic Preservation Office and the National Trust for Historic Preservation for review and recommendation.

B. Adoption

The Municipal council may modify district boundaries upon presentation of the results of the survey and any comments from Historic Preservation Committee, the State Historic Preservation Office and the National Trust for Historic Preservation. A public hearing shall be held prior to action by the Council. The Municipal council may approve or deny the request for modification of the Center Street National Historic District. The Council shall enact changes in boundaries by ordinance.

C. Findings

1. The district boundaries may be expanded if it is found that a concentration of historic structures or sites exist in areas neighboring current boundaries and a recommendation for expansion is received from the State Historic Preservation Office and the National Trust for Historic Preservation.
2. The district boundaries may be reduced if it is found that such a reduction is necessary to maintain the status of the overall district. This may occur if properties within an area of the district have ceased to meet criteria provided by the State Historic Preservation Office or the National Trust of Historic Preservation and therefore threaten the overall integrity of the district.
3. Non-contiguous districts may be created if it is found that an area outside of and not neighboring to the current district has a concentration of contributory historic structures or sites and a recommendation for creation is received from the Historic Preservation Committee, the State Historic Preservation Office and the National Trust for Historic Preservation.

17.27: Historic District Combining Zoning District

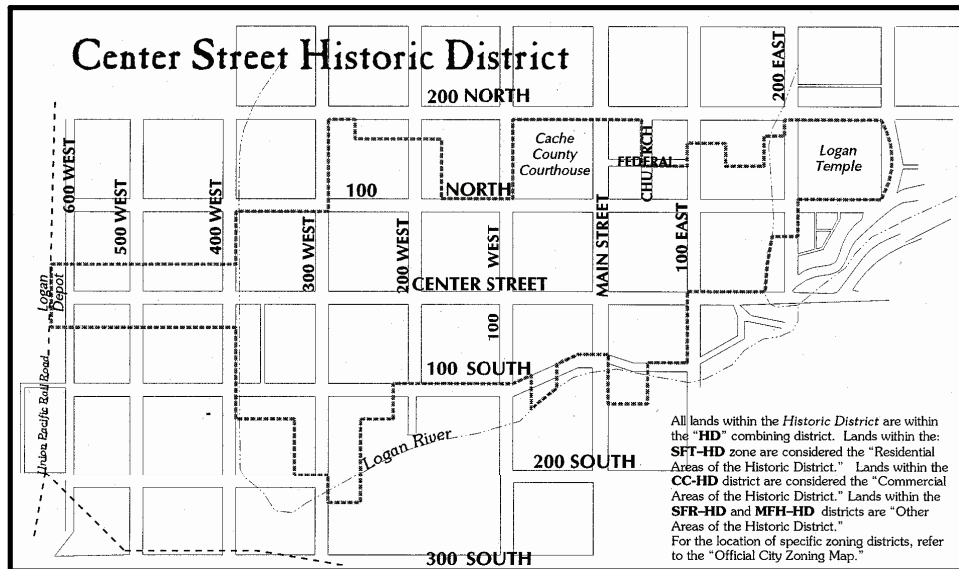


Figure 17.27.020: Center Street Historic District

§17.27.030. Recognition of Individual Structures/Sites Outside of the Historic District

Individual structures and sites outside of the Historic District may apply for individual nomination to the national Register of Historic Places. The State Historic Preservation Office reviews all requests for individual nomination.

§17.27.040. Reserved

The following language is reserved for further review by the Municipal Council and is not enacted.

§17.27.050. Reserved

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§17.27.060. Design Review Within the HD Combining Zoning District**A. New Construction**

1. New construction within the HD combining district shall be subject to obtaining a design review permit prior to the issuance of a building permit.
2. Prior to the design review hearing, the project shall be presented to the Historic Preservation Committee for its recommendation.
3. New construction is subject to all requirements of the Uniform Building Code, Public Works Standards and Specifications, and development requirements of other appropriate departments.

B. Remodeling, Renovation, Restoration

1. Interior changes are not subject to design review;
2. Exterior changes:
 - a. If the structure is a "landmark" historic structure, the exterior changes shall be presented to the Historic Preservation Committee for its Certificate of Appropriateness.
 - b. If the structure is "contributory," routine maintenance and upkeep, repainting or replacing roofing, shutters, trim, or similar decorative items with similar or like materials shall not require presentation to the Historic Preservation Committee under the procedures in §17.27.070(B)(1).

17.27: Historic District Combining Zoning District

- c. If the structure is “contributory” or “non-contributory” and the changes involve additions, renovation, exterior remodeling, or major changes in color, material, texture, or size, the project shall be presented to the Historic Preservation Committee for a Certificate of Appropriateness prior to the issuance of a building permit or commencement of work, if no permit is required.

§17.27.070. Certificate of Appropriateness**A. Required**

No alteration in the exterior appearance of a structure, site or streetscape affecting a property or properties within the HD combining district shall be made or permitted to be made without the issuance of a Certificate of Appropriateness by the Historic Preservation Committee or Director as applicable pursuant to §17.27.070(B). Certificates of Appropriateness shall be required for:

1. New construction;
2. Any demolition;
3. Any exterior construction needing a building permit;
4. Removal or replacement/alteration of architectural detailing, such as porch columns, railing, window moldings, window sash replacements, cornices;
5. Construction of additions;
6. Construction or alterations of accessory structures, such as garages and sheds;
7. Construction or alterations of porches and decks;
8. Exterior masonry work including, and not limited to, sandblasting and chemical cleaning;
9. Installation of new siding and roof materials;
10. Alteration of streetscape features including, and not limited to, curb, gutter and canals;
11. Installation or alteration of any exterior sign; and
12. Construction or alterations of site features including, and not limited to, fences and retaining walls.

B. Procedure

1. The following applications shall be reviewed administratively using the Logan’s Historic Design Guidelines:
 - a. Fences and retaining walls;
 - b. Demolition of non-contributing structures;
 - c. Demolition of accessory structures;
 - d. Signs; and
 - e. Maintenance and upkeep.
2. All other projects shall be reviewed by the Historic Preservation Committee prior to the issuance of a Certificate of Appropriateness. An application for a Certificate of Appropriateness shall be made on the appropriate application and submitted to the Community Development department. The Director shall determine the completeness of the application and if the project may be reviewed administratively.
3. All applications that can not be decided upon at the administrative level shall be reviewed by the Historic Preservation Committee. The Committee may approve, conditionally approve or deny the application after reviewing all materials submitted, the recommendation of the Department of Community Development and conducting a field inspection if necessary. Applications shall be reviewed to determine consistency with design standards provided in Logan’s Historic Design Guidelines and the Secretary of the Interior’s Standards for Rehabilitation. The Committee shall make written findings of all its decisions.

C. Application Materials

In addition to the appropriate application form, the application shall include all documentation required by the Historic Preservation Committee.

D. Public Notice

Certificates of Appropriateness are processed under the provisions of Chapter 17.63 and the requirements of this chapter. Applications for Certificates of Appropriateness, not decided administratively, are heard before the Historic Preservation Committee.

E. Appeals

1. All administrative decisions may be appealed to the Historic Preservation Committee within 15 days following the administrative decision.
2. Decisions of the Historic Preservation Committee may be appealed to the Planning Commission within 15 days following the Committee's decision.

§17.27.080. Standards for Certificate of Appropriateness

A. Adoption of Logan's Historic Design Guidelines

Prior to the adoption of Logan's Historic Design Guidelines, the Historic Preservation Committee shall utilize the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as standards for project review.

B. Review of Certificates of Appropriateness

In approving an application for a Certificate of Appropriateness, the Historic Preservation Committee shall find that the project substantially complies with standards outlined in Logan's Historic design Guidelines and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, including the following standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired or restored rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be

17.27: Historic District Combining Zoning District

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

§17.27.090. Signs Within the Historic District Combining Zoning District

A. Signs Within Residential Areas of Historic District

Sign requirements for businesses in the residential areas of the Historic District are subject to the following standards and specifications and are not subject to the standards in Chapter 17.40, Signs.

1. Signs shall be single sided and located on private property;
2. Signs shall be flush mounted on the structure or fence, as approved by the Historic Preservation Committee, and shall not exceed two feet in sign area.
3. Signs may be illuminated by a single external incandescent or halogen light mounted in the ground. The light shall be shielded so that no glare or spotting is detectable from adjoining property or the street.

B. Signs Within Commercial Areas of Historic District

1. No pole mounted signs shall be permitted within the commercial portions of the Historic District.

C. Signs Displaying Historic Information of Site or Structure

Signs displaying historic information of site or structure are subject to the standards to be identified in Logan's Historic Design Guidelines and are not subject to the standards in Chapter 17.40, Signs.

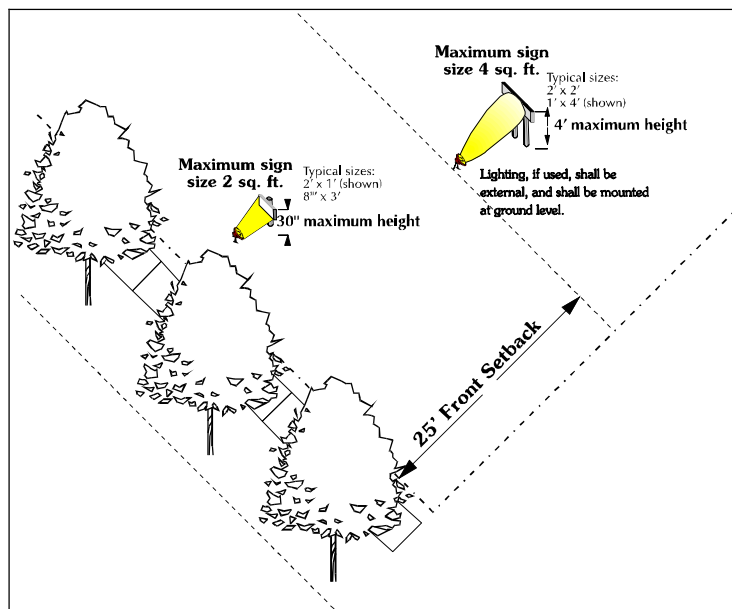


Figure 0-1: Signs at Residential Uses in the Historic District